

All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 59.1 m²

Energy performance certificate (EPC)

2 Elbourne Drive Scholar Green STOKE-ON-TRENT ST7 3GA	Energy rating C	Valid until 18 August 2035
Property type End-terrace house		Certificate number 1300-5814-0422-1595-3853
Total floor area 59 square metres		

Rules on letting this property

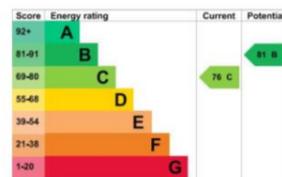
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

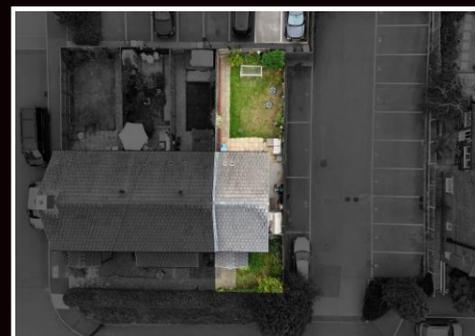
For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Disclaimer
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and/or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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2 Elbourne Drive,
 Scholar Green, Stoke-On-Trent,
 Staffordshire ST7 3GA

Shared Ownership £70,000

- 35% SHARED OWNERSHIP
- END TERRACE
- VERY WELL PRESENTED
- MODERN KITCHEN & BATHROOM
- REAR GARDEN
- TWO DEDICATED PARKING SPACES

A fantastic starter home under the shared ownership scheme where you purchase a percentage of the property and pay rent of the residue percentage.

Full eligibility details can be found on the website:

www.PlusDane.co.uk/GuideToBuyingASharedOwnershipHouse or speak to a member of our sales team.

This modern, conveniently located home has been updated and in our opinion, is ready to move into.

The property forms part of a small cul-de-sac with garden and two parking spaces. The gas centrally heated and double-glazed accommodation comprises entrance hall, cloakroom/W.C., lounge, re-fitted kitchen/diner with French doors to the rear garden, beyond which is the dedicated parking.

At first floor level the landing leads into two bedrooms and a modern bathroom.

Early viewing is essential as we anticipate a lot of interest.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Central heating radiator. 13 Amp power points. Stairs to first floor. Door to Cloakroom/W.C and Lounge.

CLOAKROOM W.C. : PVCu double glazed opaque window. White suite comprising: Low level W.C. and pedestal wash hand basin. Central heating radiator.

LOUNGE 9' 9" x 14' 2" (2.97m x 4.31m): PVCu double glazed window. Feature central heating radiator. 13 Amp power points. TV point. BT point. Door to:

KITCHEN DINER 13' 0" x 7' 10" (3.96m x 2.39m): PVCu double glazed window. Attractive modern fitted eye level and base units with under unit lighting having laminated roll edge preparation surfaces and sink unit inset. Gas hob with canopy extractor over and oven below. Space for large fridge freezer. Space and plumbing for washing machine. Feature central heating radiator. Door to under stairs cupboard. PVCu double glazed French doors to rear patio and garden.

First Floor :

LANDING : Access to partially boarded roof space, with light. Central heating radiator. 13 Amp power points. Doors to all rooms.

BEDROOM 1 FRONT 12' 11" x 9' 8" (3.93m x 2.94m) max: Two PVCu double glazed windows. Central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 12' 6" x 6' 3" (3.81m x 1.90m) max: PVCu double glazed window. Central heating radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with shower and screen over. Chrome centrally heated towel radiator. Half tiled walls.

Outside :

FRONT : Mature boundary hedge and shared path to the front of the property.

SIDE : Good size space between gable end and boundary fence providing space for shed and storage.

REAR : Patio and lawn with garden gate to dedicated car parking spaces.

TENURE : Leasehold. 125 years from 2013 with 114 years remaining. Additional monthly rental of £321.27 to Plus Dane. Building Insurance is £7.19 per month. Service Charges is £0. Please note these figures are for the current financial year and are subject to change from the 1st April 2026.

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV ST7 3GA

